

**CITY OF BROKEN ARROW  
PLANNING COMMISSION MEETING  
MINUTES  
May 8, 2003**

The Planning Commission Agenda for this meeting was posted on May 2, 2003, at 4:30 p.m. on the City Hall Bulletin Board, 220 S. First Street.

1. The Broken Arrow Planning Commission met on Thursday, May 8, 2003, at 5:00 p.m.

2. Present: Robert Goranson, Chairman  
Renate Caldwell, Vice Chairperson  
Mike Lester, Commission Member  
Johnnie Parks, Commission Member

Absent: None

Staff Present: Farhad K. Daroga, City Planner  
Brent Murphy, Ass't City Planner  
Karl Fritschen, Staff Planner  
Joyce Snider, Admin Ass't  
April Parnell, Ass't City Attorney  
Jeff Westfall, Engineering Dept  
Don Slone, Community Development Coordinator

6. Bob Goranson asked if anyone was present in regard to BAZ 1597, saying that the applicant has requested this item be continued to May 22, 2003. No one came forward.

**Motion** by Bob Goranson to continue BAZ 1597 to the Planning Commission meeting of May 22, 2003. The motion was seconded by Mike Lester.

Yes: Parks, Lester, Caldwell, Goranson

No: None

**Motion Approved**

3. The Commission considered the minutes of the regular Planning Commission meeting held April 24, 2003. **Motion** by Mike Lester to approve the April 24, 2003, minutes as presented. The motion was seconded by Renate Caldwell.

Yes: Parks, Lester, Caldwell, Goranson

No: None

**Motion Approved**

4. The Commission considered the Consent Agenda. Farhad Daroga reviewed each item on the Consent Agenda.

**Motion** by Mike Lester to approve the Consent Agenda, as recommended by Staff, excluding item numbers 4E and 4F. The motion was seconded by Renate Caldwell.

Yes: Parks, Lester, Caldwell, Goranson

No: None

**Motion approved**

- 4A. PT03-107 DN03-124, Silva Development Warehouse, conditional final plat, 0.993 acres, IS, (BAZ 1578) 1 lot, Northeast corner of the Creek Turnpike and Kenosha Street , Breisch & Associates, Inc. (Engineer). The applicant was present. This item was approved as recommended by Staff.
- 4B. PT02-109, DN02-136, Bentley Village landscape plan, 22.29 acres, 81 lots, R-3 (BAZ 1448) one-third mile west of Aspen Avenue, on the south side of Jasper (131<sup>st</sup> Street South), Planning Design Group (Applicant). The applicant was not present. This item was approved as recommended by Staff.
- 4C. ST02-110, DN02-120, Ferguson Advantage Import auto dealership, appeal from landscape plan, 1.1 acres, northeast corner of Elm Place and Oakland Place, Jerry Ferguson (Applicant). The applicant was not present. This item was approved as recommended by Staff.
- 4D. ST03-118, DN03-132, Oklahoma Office Systems site plan, 0.92 acres, I-1/PUD 44B, Lot 3, Block 7, Greenway Business Park, Danny R. Mitchell (Applicant). The applicant was present. This item was approved as recommended by Staff.
- 4E. ST03-119, DN03-133, Red Robin Restaurant site and landscape plan, 1.65 acres, C-2/PUD 106, east of the southeast corner of Garnett Road and Kenosha Street, Tanner Consulting, LLC (Applicant). The applicant was present. This item was removed from the Consent Agenda.
- 4F. BAL 834, DN03-133, Red Robin Restaurant, 1.65 acres, C-2/PUD 106, east of the southeast corner of Garnett Road and Kenosha Street, Tanner Consulting, LLC (Applicant). The applicant was present. This item was approved as recommended by Staff.

Bob Goranson said the Silva Development Warehouse conditional final plat will be considered by the City Council in their meeting of June 2, 2003, at 7:30 p.m.

## **END OF CONSENT AGENDA**

### **5. ITEMS REMOVED FROM CONSENT AGENDA**

- 4E. The Commission considered ST03-119, DN03-133, Red Robin Restaurant site and landscape plan, 1.65 acres, C-2/PUD 106, east of the southeast corner of Garnett Road and Kenosha Street, Tanner Consulting, LLC (Applicant). Johnnie Parks asked Staff to explain the request. Farhad Daroga said this project is part of PUD 106 and in that PUD, each parcel was allowed to have signs up to 25 feet tall, which is taller than normally allowed on parcels this size and to be setback 50 feet from the property line. Discussion followed.

**Motion** by Johnnie Parks to approve ST03-119, Robin Restaurant site and landscape plan as recommended by Staff. The motion was seconded by Renate Caldwell.

Yes: Parks, Lester, Caldwell, Goranson

No: None

**Motion Approved**

- 4F. The Commission considered BAL 834, DN03-133, Red Robin Restaurant, 1.65 acres, C-2/PUD 106, east of the southeast corner of Garnett Road and Kenosha Street, Tanner Consulting, LLC (Applicant).

**Motion** by Johnnie Parks to approved BAL 834 as recommended by Staff. The motion was seconded by Mike Lester.

Yes: Parks, Lester, Caldwell, Goranson

No: None

**Motion Approved**

6. BAZ 1597, 5.7 acres, AR-1 to R-1, one-half mile south of New Orleans (101<sup>st</sup>) Street on the east side of 23<sup>rd</sup> Street (County Line Road) Kevin Coutant/Leslie Ford, (Attorneys for U.S. Cellular). This item was continued to May 22, 2003 earlier in the meeting, upon the applicant's request.

7. **DISCUSSION ITEMS**

None.

8. **REMARKS, INQUIRIES AND COMMENTS BY PLANNING COMMISSION AND STAFF  
(NO ACTION)**

None.

9. **Motion** by Mike Lester at 5:11 p.m. to adjourn. The motion was seconded by Renate Caldwell.

Yes: Parks, Lester, Caldwell, Goranson

No: None

**Motion approved**